CITY OF JERSEY CITY

280 Grove Street Jersey City, New Jersey 07302



Robert Byrne, R.M.C., City Clerk Sean J. Gallagher, R.M.C., Deputy City Clerk



Rolando R. Lavarro, Jr., Councilperson-at-Large
Daniel Rivera, Councilperson-at-Large
Joyce E. Watterman, Councilperson-at-Large
Frank Gajewski, Councilperson, Ward A
Khemraj "Chico" Ramchal, Councilperson, Ward B
Richard Boggiano, Councilperson, Ward C
Michael Yun, Councilperson, Ward D
Candice Osborne, Councilperson, Ward E
Diane Coleman, Councilperson, Ward F

Agenda Regular Meeting of the Municipal Council Wednesday, January 27, 2016 at 6:00 p.m.

Please note: The next caucus meeting of Council is scheduled for Monday, February 8, 2016 at 5:30 p.m. in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for Wednesday, February 10, 2016 at **6:00 p.m.** in the Anna Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

- 1. (a) INVOCATION:
 - (b) ROLL CALL:
 - (c) SALUTE TO THE FLAG:
 - (d) STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:

City Clerk Robert Byrne stated on behalf of the Municipal Council. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the <u>Open Public Meetings Act</u> (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Wednesday, November 25, 2015, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2016.

The Agenda of this meeting was disseminated on **Thursday**, **January 21**, **2016 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey City Reporter and The Jersey Journal.

2. Bid Reception: None

**CONSENT AGENDA

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

- a. Ordinance authorizing the execution of a right-of-way use agreement between the City of Jersey City and New York SMSA Limited Partnership, D/B/A Verizon Wireless, to permit the installation of antennas and related communications equipment on existing utility poles and if necessary to install utility poles within certain public right of way for purposes of providing telecommunication services.
- b. Ordinance of the Municipal Council of the City of Jersey City adopting Ord. 16.014 amendments to the Journal Square 2060 Redevelopment Plan creating a new Zone 12 and bonus incentives for office space.
- c. Ordinance of the Municipal Council of the City of Jersey City adopting Ord. 16.015 amendments to the Water Street Redevelopment Plan to incentivize affordable housing.
- d. Ordinance authorizing the City of Jersey City to lease city owned Ord. 16.016 property known as Block 28201, Lots 10 and 12 through 16 also known as Ralph Taylor Memorial Park to the Jersey City Public School District.
- e. Ordinance authorizing the conveyance of Block 25101, Lot 51, more Ord. 16.017 commonly known by the street address of 152 Martin Luther King Drive, to the Jersey City Redevelopment Agency.
- f. Refunding Bond Ordinance of the City of Jersey City, in the County of Hudson, State of New Jersey (The "City") providing for (i) The refunding of certain outstanding Qualified General Improvement Bonds, Series 2009 and Qualified General Improvement Bonds (Parking Authority Project), Series 2009A of the City dated February 10, 2009 and December 30, 2009, respectively, to provide debt service savings, and (ii) Authorizing the issuance of not to exceed \$32,000,000 aggregate principal amount of General Improvement Refunding Bonds of the City to effect such refunding and appropriating the proceeds therefor.
- g. An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) extending the No Parking School Days 100 feet south to the end of the gate at the Golden Door Charter School.

Ord. 16.019

- h. An ordinance approving a five (5) year tax exemption pursuant to the provisions of N.J.S.A.40A:21-1, et seq., and Section 304-9 of the Municipal Code for property designated as Block 6301, Lot 1, on the City's tax map and more commonly known by the street address of 271 Van Wagenen.
- i. An ordinance approving a 15 year tax exemption for a mixed-used Ord. 16.021 market-rate condominium project to be constructed by Ninth Street Two Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.
- j. An ordinance approving a 20 year tax exemption for a mixed-used Ord. 16.022 market-rate, residential project to be constructed by Pacific 312 Group Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.
- k. An ordinance approving a 30 year tax exemption for a mixed-used Ord. 16.023 market-rate residential project to be constructed by Vaishno Ma Summit Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq.
- 1. A Franchise Ordinance of the City Council of the City of Jersey City granting permission to PS First Hudson Urban Renewal, LLC, its successors and assigns, to make improvements in the First Street, Second Street, Provost Street and Warren Street right of way adjacent to the property located at 133 Second Street and designated as Block 11503, Lot 1 on the tax map of the City of Jersey City, New Jersey.

***4.** ORDINANCE HEARING SECOND READING

CITY CLERK FILE

| Introduced-9-0- | a. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-22 (Parking Prohibited At All Times) of the Jersey City Code repealing no parking any time on the south side of Bay Street beginning 130 feet west of Provost Street to Marin Boulevard. | Ord. 16.001 Intro. 1.13.16 |
|----------------------------------|----|---|-------------------------------|
| Introduced-8-1- Boggiano: nay | b. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-22 (Parking Prohibited At All Times) of the Jersey City Code extending the no parking any time on the south side of Clifton Place beginning at Summit Avenue from 208 feet east to 281 feet east. | Ord. 16.002 Intro. 1.13.16 |
| Introduced-9-0- | c. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-7 (Prohibited Turns At Intersections) of the Jersey City Traffic Code prohibiting the left turn for vehicles exiting east from Dunkin Donuts to north on Martin Luther King Drive, daily. | Ord. 16.003 Intro. 1.13.16 |
| Introduced-8-1- Boggiano: nay | d. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-22 (No Parking Any Time) designating the north side of Montgomery Street between Jordan Avenue and Tuers Avenue as No Stopping or Standing. | Ord. 16.004 Intro. 1.13.16 |
| Introduced-9-0- | e. | An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article II (Traffic Regulations) Section 332-7 (Prohibited Turns At Intersections) of the Jersey City Traffic Code prohibiting the left turn for vehicles north on Romaine Avenue to west on Broadway, School Days, 7:30 a.m. to 9:00 a.m. and 2:00 p.m. to 4:00 p.m. | Ord. 16.005 Intro. 1.13.16 |

| Introduced-8-1-Boggiano: nay | f. | An ordinance Supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) and Article IX (Parking for the Disabled) of the Jersey City Code designating a reserved parking space(s) at 117 Atlantic Street; 389 Baldwin Avenue; 398 Baldwin Avenue; 38 Bartholdi Avenue; 142 Beacon Avenue; 80 Belmont Avenue; 175 Bidwell Avenue; 274 Claremont Avenue; 43 Clarke Avenue; 46 Clarke Avenue; 80 Coles Street; 165 Congress Street; 34 Eastern Parkway; 353 Eighth Street; 79 Erie Street; 305 Fairmount Avenue; 19 Fairmount Terrace; 375 Fourth Street; 195 Hutton Street; 22 Irving Street; 119 Irving Street; 34 Lexington Avenue; 239-241 Lexington Avenue; 8 Manhattan Avenue; 399 New York Avenue; 254 Ninth Street; 120 Ogden Avenue; 237 Pacific Avenue; 12 Pamrapo Avenue; 238 Pearsall Avenue; 242 Pine Street; 149 Randolph Avenue; 23 Reed Street; 65 Reservoir Avenue; 219 St. Paul's Avenue; 84 Seaview Avenue; 279 ½ Second Street; 87 Sherman Avenue; 285 Sherman Avenue; 14-16 Skyline Drive; 159 South Street; 45 Stegman Street; 141 Stevens Avenue; 1191 Summit Avenue; 23 Terhune Avenue; 213 Terrace Avenue; 99 Thorne Street; 78 Union Street; 28 Wallis Avenue and 291 Woodlawn Avenue and repeal the reserved parking space at 110-112-114 Atlantic Street; 192 Clinton Avenue; 359 Eighth Street; 63 Reservoir Avenue and 66 Seidler Street. | Ord. 16.006 Intro. 1.13.16 |
|---|----|---|-------------------------------|
| Introduced-9-0- | g. | Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article VII (Metered Parking) of the Jersey City Municipal Code. | Ord. 16.007 Intro. 1.13.16 |
| Introduced-9-0- | h. | Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance R-3 Multi-Family Mid-Rise District. | Ord.16.008 Intro. 1.13.16 |
| Introduced-9-0- | i. | Ordinance by the Municipal Council of the City of Jersey City amending Ordinance 15.111 accepting the dedication of certain roadways, sidewalks, utilities and a park located within the Liberty Harbor North Redevelopment Area. | Ord. 16.009 Intro. 1.13.16 |
| Introduced-7-2- Boggiano and Yun: nay | j. | An ordinance authorizing the transfer of city-owned property within the Morris Canal Redevelopment Area to the Jersey City Redevelopment Agency. (48-50 & 56-58 Maple Street) | Ord. 16.010 Intro. 1.13.16 |
| Introduced-7-2-Boggiano and Yun: nay | k. | An ordinance approving a 20 year tax exemption for a market rate mixed-use rental project to be constructed by 305 West Side Urban Renewal, LLC, an urban renewal entity, pursuant to the long term tax exemption Law N.J.S.A. 40A:20-1 et seq. | Ord. 16.011 Intro. 1.13.16 |

*4. ORDINANCE HEARING

SECOND READING

CITY CLERK FILE

Introduced-9-0-

1. Ordinance amending and supplementing Chapter 332 (Vehicles and Ord. 16.012 Traffic) Article VI (Parking Facilities Operated by Division of Parking Intro. 1.13.16 Enforcement) of the Jersey City Municipal Code. (Booting)

** 5. PUBLIC REQUEST FOR HEARING

- 1. Romuald Sawolkien
- 2. John V. Seborowski, Sr.
- 3. Yvonne Balcer

**6. PETITIONS AND COMMUNICATIONS

- a. Memo dated January 11, 2016 from Alberto G. Santos, Clerk, Board of Chosen Freeholders to Robert Byrne, City Clerk re: Ordinances adopted by the Board of Chosen Freeholders of the County of Hudson on January 7, 2016 entitled:
 - 1. Roads and Public property Ordinance amending Ordinance No. 335-6-2013 and amending Chapter 200, Article 8.11 of the Administrative Code to amend a reserved handicap parking space on John F. Kennedy Boulevard in the City of Jersey City for Frank Urspruch due t a vehicle and license plate change.
 - 2. Roads and Public property Ordinance amending Ordinance No. 565-9-2013 and amending Chapter 200, Article 8.11 of the Administrative Code to eliminate a reserved handicap parking space at 521 John F. Kennedy Boulevard in the City of Bayonne for Alexander J. Gunshefski.
- b. Minutes of the meeting of the Employees Retirement System of Jersey City December 16, 2015.
- c. Agenda for the Employees Retirement System of Jersey City held January 20, 2016.
- d. Letter dated January 8, 3016 from David W. Grossmueller, Ph.D, PSE&G Co., to Robert Byrne, City Clerk re: NJDEP Division of Land Use regulation Program Application submitted by PSE&G in support of electric overhead and underground transmission rights-of-way vegetation maintenance.
- e. Letter dated January 6, 2016 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Carmen Centeno, Jersey City re: One 1000 gallon #2 heating oil underground storage tank system, 224 Linden Avenue, Jersey City.
- f. Letter dated January 14, 2016 from James C. McCann, Connell Foley, to Robert Byrne, City Clerk re: Application for formal naming of New Streets by the Jersey City Municipal Council City Ordinance 15.046.
- g. Letter dated January 11, 2016 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Adam & Elizabeth Wieczorek, Newark, NJ re: One 550 gallon #2 heating oil underground storage tank system, 145 Manhattan Avenue, Jersey City.
- h. Letter dated January 13, 2016 from Rahul Bajpai, Kleinfelder to Robert Byrne, City Clerk re: RAO form & RAO Letter, Former Exxon Facility #32549, Jersey City Response Action Outcome (RAO) Notification.

**6. PETITIONS AND COMMUNICATIONS

- i. Letter dated January 18, 2016 from Donald R. Brown, Jersey City to Council President Rolando R. Lavarro, Jr., re: Resignation as a member of the Board of Trustees for the Friends of Loew's.
- j. Letter dated January 11, 2016 from Michael R. Fontana, LSRP, Verina Consulting Groups, LLC to Ronald Gerace, VP, Hudson Improvement Co., Inc., re: Response Action Outcome, 437 Tonnele Avenue, Jersey City.
- k. Letter dated January 13, 2016 from Yacoub Yacoub, Unregulated Heating Oil Tank Program to Nilkantharay Mehta, Jersey City re: One 550 gallon #2 heating oil underground storage tank system, 139 Jewett Avenue, Jersey City.
- 1. Letter dated January 14, 2016 from Eileen Schack, Supervising Engineer, State of New Jersey, to Jose R. Cunha, P.E., C.M.E., Division of Engineering re: Award Approval, Various Streets 2014 Jersey City.
- m. Jersey City Municipal Utilities Authority Minutes of the Board of Commissioners Meeting December 23, 2015.
- n. New Jersey Department of Environmental Protection Site Remediation Program re: CEA former Exxon Facility #32549.

**7. OFFICERS COMMUNICATIONS
NONE

**8. REPORT OF DIRECTORS

NONE

9. **CLAIMS

- City Clerk A.
- Tax Assessor В.
- Department of Administration C.
- Department of H.E.D.& C D.
- Department of Health & Human Services
 Department of Human Resources E.
- F.
- G.
- Department of Public Safety
 Department of Public Works
 Department of Recreation Η.
- I.

| a. | Resolution authorizing an Emergency Temporary Appropriation. | Res. 16.032 |
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| b. | Resolution authorizing Calendar Year 2015 Appropriation Reserve Transfers. | Res. 16.033 |
| c. | A resolution congratulating Jersey City Medical Center 2016 Vision of Performance Excellence Recipient. | Res. 16.034 |
| d. | Resolution honoring Josephine Loricchio on the occasion of her 100 th Birthday. | Res. 16.035 |
| e. | Resolution of the Municipal Council of the City of Jersey City applying and accepting a grant and authorizing the execution of a grant agreement with the County of Hudson Department of Health and Human Services Office on Aging. | Res. 16.036 |
| f. | Resolution accepting grant funds for the 2013 Recycling Tonnage Grant from the New Jersey Department of Environmental Protection. | Res. 16.037 |
| g. | Resolution confirming the sale of city owned property not needed for public use, held on Thursday, January 7, 2016. | Res. 16.038 |
| h. | Resolution authorizing the payment of common expenses relating to the seven (7) city-owned residential condominium units located at 311 Washington Street. | Res. 16.039 |
| i. | Authorizing replacement of lost third party tax sale certificate# 2013-0393 sold to SB Muni Cust % LBHoneybadger, LLC. | Res. 16.040 |
| j. | Resolution authorizing the execution of a rink participation agreement with the New Jersey Devils, LLC that authorizes the Learn to Skate Program to be conducted at the City's Charlie Heger Ice Rink. | Res. 16.041 |
| k. | Resolution authorizing an amended and restated Shared Services agreement appointing the Jersey City Redevelopment Agency to act as the City of Jersey City's agent for any and all purposes under the Abandoned Properties Rehabilitation Act and Scattered Site Redevelopment Plan. | Res. 16.042 |
| 1. | A resolution authorizing the use of competitive contracting to award a concession contract for water and sewer line warranties. | Res. 16.043 |
| m. | Resolution authorizing the use of competitive contracting to award a contract for occupancy monitoring of affordable housing. | Res. 16.044 |

| n. | Resolution authorizing the award of contract to Millennium Communications for the installation of Wey Incident Command/Management System in the Emergency Operations Center under GSA contract for the Office of Emergency Management and Homeland Security funded through FY-14 Urban Area Security Initiative Grant (UASI). | Res. 16.045 |
|----|---|-------------|
| 0 | Resolution authorizing the award of contract to Motorola for the purchase and installation of APX4500 Mobile Radios and Accessories for the Office of Emergency Security funded through FY-15 Urban Area Security Initiative Grant (UASI). | Res. 16.046 |
| p. | Resolution authorizing the renewal of a contract with Lombardy Door Sales and Service for repair and maintenance of motorized overhead doors for the Department of Public Works/Division of Building and Street Maintenance. | Res. 16.047 |
| q. | Resolution authorizing the renewal of an open end contract with Duncan Hardware for the supply and delivery of small tools and hardware supplies for the Department of Public Works/Division of Park Maintenance. | Res. 16.048 |
| r. | Resolution authorizing the award of contract to National Auto Fleet Group for the purchase & delivery of Ford Transit Cargo Vans for the Department of Public Works, Automotive Division through the National Joint Powers Alliance Cooperative Purchasing System | Res. 16.049 |
| s. | Resolution ratifying an emergency award to Louis Gargiulo Company to provide parapet restoration work at 394 Central Avenue, Jersey City, New Jersey, Project No. 2014-028, for the Department of Administration, Division of Architecture, Engineering, Traffic and Transportation. | Res. 16.050 |
| t. | Resolution authorizing the award of a contract to P&A Administrative Services, Inc., to administer the Flexible Spending Account Cobra and Retiree Billing. | Res. 16.051 |
| u. | Resolution authorizing an agreement with Park Place Technologies for the support of proprietary computer hardware/software. | Res. 16.052 |
| v. | Resolution authorizing an agreement with H&L Systems for the support of proprietary computer software. | Res. 16.053 |
| w. | Resolution authorizing an agreement with Network Management Solutions for the support of proprietary computer hardware and software. | Res. 16.054 |

Resolution authorizing the award of a competitively bid contract Res. 16.055 X. to Zucker Systems for evaluating the licensing and permitting process in Jersey City. Proclaiming the month of February 2016 as Black History Month. Res. 16.056 у. Resolution ratifying the award of a professional services Res. 16.057 z. agreement with the law firm of Apruzzese, McDermott, Mastro & Murphy to represent the City of Jersey City in negotiations with the Jersey City Firefighters Local 1066 contract. Resolution of the Municipal Council of the City of Jersey City z1. Res. 16.058 condemn Governor Chris Christie and the New Jersey Department of Environmental Protection for the undated Report "The Future of Liberty State Park" released on or about November 24, 2015 which proposes to commercialize and

privatize Liberty State Park.

11. DEFERRED OR TABLED AGENDA AS OF JANUARY 27, 2016

- a. Ordinance# 14.025 Ordinance amending and supplementing Chapter 122 (Circuses, Carnivals and Public Assemblages) of the City of Jersey City Municipal Code. Tabled-8-0- prior to the close of the public hearing at the 03.12.14 meeting on motion by Councilperson Ramchal, seconded by Councilperson Yun, Councilperson Watterman: absent.
- b. Ordinance# 14.083 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) of the Jersey City Municipal Code. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on motion by Councilperson Coleman seconded by Councilperson Ramchal.
- c. Ordinance# 14.084 Ordinance amending and supplementing Chapter 3 (Administration of Government) Article XI (Department of Public Safety) Sub-Article I (Division of Police) of the Jersey City Municipal Code establishing a Table of Organization. Tabled-9-0- prior to the close of the public hearing at the 07.16.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Ramchal.
- d. Ordinance# 14.099 Ordinance authorizing the City of Jersey City to enter into a lease agreement as lessee with Jersey City Municipal, LLC as lessor for office space to be constructed at the HUB on an approximately 0.556 acre portion of Lot 17, Block 21201 intersection of Kearney Avenue and Martin Luther King Drive. Tabled-9-0- prior to the close of the public hearing at the 09.10.14 meeting on a motion by Councilperson Coleman seconded by Councilperson Osborne.
- e. Ordinance# 14.109 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance supplementary zoning as it pertains to height exceptions for rooftop appurtenance. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Osborne seconded by Councilperson Lavarro.
- f. Ordinance# 14.110 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Tidewater Basin Redevelopment Plan to create a mixed use district. Tabled-9-0- prior to the close of the public hearing at the 09.23.14 meeting on a motion by Councilperson Lavarro seconded by Councilperson Ramchal.
- g. Ordinance# 14.170 An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) amending Section 332-27 (Angle Parking) of the Jersey City Code designating 30 degree angle parking on the north side of First Street, Marin Boulevard to Provost Street (Back In Parking Only). Tabled-9-0- after the close of the public hearing at the 1.14.15 meeting on a motion by Councilperson Osborne, seconded by Councilperson Coleman.
- h. Ordinance# 15.128 An ordinance amending Chapter 157 (Entertainment Licenses) of the Municipal Code to add Section 12 (Joseph Connors Senior Center) establishing usage regulations for the center. Tabled-7-0- after the close of the public hearing at the 9.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Watterman: Councilpersons Ramchal and Lavarro: absent.

11. DEFERRED OR TABLED AGENDA AS OF JANUARY 27, 2016

- i. Ordinance# 15.135 An ordinance amending and supplementing Chapter 4 (Paid Sick Time) of the Jersey City Municipal Code. Tabled-7-0- prior to the close of the public hearing at the 10.14.15 meeting on a motion by Councilperson Watterman, seconded by Councilperson Osborne: Councilpersons Ramchal and Yun: absent.
- j. Ordinance# 15.162 Ordinance implementing Chapter 2 (Regular Municipal Elections) to change the date of the regular Municipal Elections from the second Tuesday in May to the Day of the General Elections in November. Tabled-9-0- prior to the close of the public hearing at the 11.24.15 meeting on a motion by Councilperson Coleman, seconded by Councilperson Ramchal.
- k. Ordinance# 16.177 Ordinance amending and supplementing Chapter 332 (Vehicles and Traffic) Article VI (Parking Facilities Operated by Division of Parking Enforcement) of the Jersey City Municipal Code. (Booting). Tabled-9-0- prior to the close of the public hearing at the 01.13.16 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Osborne.